March 5, 2020

Palos Verdes Estates Planning Commission
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

Re: 2321 Via Acalones

Commissioners:

Below is a summary of the modifications that were made to the plans from the last Planning Commission hearing based off of commissioner comments and subsequent meetings with the neighbors:

MASSING:
- The main part of the structure has been rotated clockwise to match the angle of 2325 Via Acalones. This helps to open up additional view corridors and prevents windows from looking directly at neighboring properties. We have reduced the square footage of the home with smaller bedrooms on the upper level and removing an interior service stair from the plans to decrease the massing. We removed the inglenook, powder room & butlers pantry from the lower level and relocated the Master Bathroom that was above that area to remove a large portion of the East of the house to provide a view out of the neighbors Den.
- We have replaced the two story columns at the entry with one story columns and a decorative balcony so that the entry would not seem so “grand” which helps to reduce the massing.
- The covered patio has also been rotated the same angle of the house and his been pulled closer to the street to be further back from the rear property line to allow for terraced planters.
- We have eliminated the metal trellis structure and the metal arbors from the plans that were part of the previous miscellaneous application.
- The house has been lowered into the ground an additional 15” from the previous submittal to help reduce the overall height and the massing. The gate house has been pushed into the grade to also help with the massing from the street. The gate house has also been reduced in size and the structure and overhangs have been pulled out of the front yard setback.

RIDGE HEIGHTS:
- The roof pitch has been lowered to 3:12 throughout most of the home. There are two areas where we lowered the pitch to 1 ½ : 12 to keep the ridges from getting too tall. With the combination of the roof pitch change and lowering the house further into the ground we have reduced our maximum ridge height by 2’-6”.
- Our overall height from natural grade has been reduced just over 2’-0”. Because we took off square footage from the East side of the home and relocated it, we had to push the house a little further down the lot which made the measurements from natural grade occur at a lower area.
- Our max height from natural grade is now 20.84’
- While the highest ridge was reduced 2’-6” other locations were reduced more. The ridge on the west side of the property has been lowered 3’-5” due to our square footage reduction which was done to lessen the looming effect on the neighbors. The ridge in the center of the home was reduced 2’-9”.
MISC:
- The grading has been modified to reflect current conditions. The cut went up because we dug the house deeper into the ground. The fill was reduced because of the deeper cut and because we terraced the walls further back from the rear property line so the neighbors didn’t feel like they were down in a hole.
- The pool has been reduced in size and rotated and pulled further away from the rear property line.
- The terraced walls replace the 10’ wall that was previously proposed.
- Site walls have been adjusted to keep more of the existing grading at the rear of the lot for a softer transition for the neighbors.
- Due to shifting the square footage further down the lot, we no longer are considered a one-story and a basement.
- We have simplified the stairs down the entry.
- The exterior stairs at the side yard have been pushed up against the house to help to lower walls along the property line and create planting areas that will be planted to reduce privacy impacts.

SQUARE FOOTAGE:
We have reduced the square footage and gross floor areas of both levels. Because we removed the powder room that was to be the pool bath from the main house on the East side we added the bath to the covered patio. Here are the current square footages vs. the previous submittal:

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<th>DIFF</th>
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<tr>
<td>GARAGE</td>
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<td>686</td>
<td>+32</td>
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<tr>
<td>LOWER (basement)</td>
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<td>3,531</td>
<td>-366</td>
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<tr>
<td>UPPER (main)</td>
<td>2,094</td>
<td>2,393</td>
<td>-299</td>
</tr>
<tr>
<td>AREA @ COV. PATIO</td>
<td>39</td>
<td>0</td>
<td>+39</td>
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<tr>
<td>TOTAL</td>
<td>6,016</td>
<td>6610</td>
<td>-594</td>
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<tr>
<td>TOTAL LIVABLE</td>
<td>5,298</td>
<td>5,924</td>
<td>-626</td>
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<td>F.A.R.</td>
<td>31.70%</td>
<td>35.45%</td>
<td>-3.75%</td>
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<tr>
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<tr>
<td>GROSS TOTAL</td>
<td>531</td>
<td>786</td>
<td>-245</td>
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</tbody>
</table>

Please let me know if you have any questions, concerns or need any clarification on the changes.

Regards,

Keith Johnson, Architect
March 5, 2020

City of PVE Planning Department
340 Palos Verdes Drive West
Palos Verdes Estates, CA 90274

Re: 2321 Via Acalones

To Whom It May Concern:

Below is a summary of the items that we are requesting approval as part of our Miscellaneous Application, which we are concurrently submitting with a Neighborhood Compatibility Application.

Because we are digging our project into the slope we are creating retaining walls and guardrails in excess of 8'-0".

Please see sheet A.1f for the property line wall elevations:

Along the South East property line, we have broken up the height of the wall with planters. The height varies from 3'-6" at the front property line to 16'-6 1/2". The max height of 16'-6 1/2" includes the guardrail, where required, and is measured from finished grade. The wall then continues to follow the natural grade of the land and gets down to 7'-6" at the rear corner of our property. Our height has increased from the last meeting because we have dropped the house further into the ground and also dropped the grade at the Covered Patio to provide views over the top for the neighbor.

Along the rear of the property, we have proposed a series of 3 planters to transition the grade up to our patio. The planter walls vary in height due to the grade but are each about 2' tall. The total height of the walls have been reduced by 2' and stepping the walls back helps to mitigate the neighbors feeling like they are in a hole.

Along the West property line we used minimal heights required by code where possible. Either we needed a 3'-6" guardrail or we needed to make sure we had a 5' wall for our pool enclosure. Due to the difference in finished grades the tallest our wall is from natural grade is ±10'-1" at our trash yard. After that the wall slopes down to our rear yard with various heights from finished grade or natural grade which exceed 8'-0" in a few locations. At the front of the property, due to the driveway grade of the neighbors and our proposed grade we have one portion of wall that acts as a guardrail at the property corner in the front of the lot that exceeds 3'-6". The wall is ±5'-10" tall and the height only occurs along the property line and does not turn the corner. We have reduced the total length of the wall on this side to help transition the grades better to the adjacent neighbor.

The decorative free-standing trellis and gateways have been removed from this application.
We are also proposing two detached accessory structures that exceeds 8’-0”. We have designed an Entry gate house that is only 73 sq.ft. and is 9’-3” tall from natural grade and about 11’-6” tall from finished grade. It provides a secure transition space into the entry level. The other structure is a covered patio that averages 23’ from the rear property line and the structure sits outside of the sideyard setback. The structure is open on 2 sides and includes a BBQ/dining area as well as a 39 sq.ft. Pool Bath and storage area. The overall size of the covered patio is about 400 sq.ft. The overall height has been reduced to about 11’ tall from finished grade and is 14’ tall from natural grade at the downslope side of the ridge. The angle of the structure has been rotated and pushed back towards the street which helps keep it further away from the down slope neighbors. Setting this structure in the East corner also limits the impact by keeping it away from the main living areas of the neighbors.

Regards,

Keith Johnson, Architect
March 12, 2020

Palos Verdes Estates Planning Commission  
340 Palos Verdes Drive West  
Palos Verdes Estates, CA 90274

Re: Retaining wall flag line at 2321 Via Acalones

Commissioners:

Per the request of the commission at the previous hearing we have put up a flag line at the rear of the property of 2321 Via Acalones. This line represents the finished patio level and is located at the edge of the pool. This line also represents the top of the highest wall on our new terraced design.

The terraced wall has been designed not to require guardrails so this will be the maximum height. I have attached pictures of the string line and a plot plan indicating where the string line sits in relationship to what we have designed. If you walk up the slope roughly 20’ from the string line you will be at the 850.6 patio level.

We have worked with the Lakes to our West at 2317 Via Acalones and they are now in support of our project so we did not have a string line put up on that side. It would mostly be underneath their existing fence anyway. Also, we did not put up a string line for the walls along the shared property line of 2325 Via Acalones because all of those walls are underground. The guardrail that is on top of those walls will be about 2’ below the fence that is currently there.

Regards,

Keith Johnson, Architect
March 12, 2020

Palos Verdes Estates Planning Commission
340 Palos Verdes Drive West
Palos Verdes Estates, CA  90274

Re: Artificial Fill Located at 2321 Via Acalones

Commissioners:

I worked with Planning Staff early on in the process as to how we should determine the natural grade. I did a lot of research at the Homes Association. I was also given a fly-over survey that was done in 2002 by city staff. I determined the fly-over survey to be the most accurate representation of natural grade. I also used this because it showed the most fill so that I would have a worse case scenario for my calculations.

At the planning commission meeting, Commissioner Wade suggested getting a soils report to determine natural grade. We had done a report in September but I didn’t have that information with me at the time to be knowledgeable enough to quote from it.

Attached with this letter is the same information that can be found on Sheet A.1b in the set of plans you have received. Comparing the data to the fly over survey I was getting similar numbers but because the soils report is more recent I have used the soils report to determine my calculations from natural grade.

On the next page it shows the soils report site plan with a dotted line representing the fill. Below that is my plot plan, which indicates the artificial fill with a shaded area. I have accounted for this fill, which ranges from one foot to three feet six inches, by decreasing my contours by two feet as an average. The next two pages are the test pit graphics that show where artificial fill was encountered and how far down it was located.

There has been a lot of misinformation floating around about the history of this property and hopefully you will see that this report dispels the myth that there is up to 7’ or more of fill on this lot. I am not planning on spending time on this during my presentation on Tuesday night but I will be happy to answer any questions you may have after my presentation is over.

Regards,

Keith Johnson, Architect
Project: Hogan Residence: 2321 Via Acalones, Palos Verdes Estates, California

Explanation

Af  Artificial Fill
Qcol  Colluvium
Tmv  Valmonte Diatomite

Geologic Contacts
Dashed where Approximate
Queryd where Inferred
Strike & Dip of Bedding

TP-1
Test Pit Locations
(approximate)

Provided by Pritzkat & Johnson on August 7, 2019

SITE PLAN AND GEOLOGIC MAP

PLAT PLAN W/ ARTIFICIAL FILL LOCATION
PER SOILS REPORT DATED 09.30.19
TEST PIT LOG #1

Hogan Residence: 2321 Via Acalones, Palos Verdes Estates, California

PROJECT NO: 19-2624

DATE: September 2019

LOGGED BY: GL

PLATE: B-1

EARTH MATERIALS

Af – Artificial Fill: Silty CLAY, soft, slightly moist, dark brown

Qcol – Colluvium: CLAY, with silt soft, slightly moist, dark cocoa brown to black, rock fragments, 2 ½” of diatomaceous siltstone, weathered and broken, difficult to excavate with hand tools.

Tmv – Valmonte Diatomite

DIATOMITE, locally with lenses of siltstone and sandstone, poorly bedded, hard, locally cemented, slightly moist, white to light tan, highly weathered at top contact grading downward to a bedrock type consistency.

MUDSTONE, slightly hard, slightly moist, olive brown to dark gray with rust colored mottling, can be excavated with rock hammer; bedding is developed but discontinuous.

Equipment: Backhoe
Logged by: GL
Excavated: July 9, 2019

TEST PIT LOG #2

Hogan Residence: 2321 Via Acalones, Palos Verdes Estates, California

PROJECT NO: 19-2624

DATE: September 2019

LOGGED BY: GL

PLATE: B-2

EARTH MATERIALS

Af – Artificial Fill: CLAY with silt, soft, slightly moist, black, with angular bedrock fragments to 2’

Qcol – Colluvium: Silty CLAY, medium stiff, slightly moist, black, with bedrock fragments to 3”

Tmv – Valmonte Diatomite

DIATOMITE, locally with lenses of siltstone and sandstone, poorly bedded, hard, locally cemented, slightly moist, white to light tan, highly weathered at top contact grading downward to a bedrock type consistency.

MUDSTONE, slightly hard, slightly moist, olive brown to dark gray with rust colored mottling, can be excavated with rock hammer; bedding is developed but discontinuous.

Equipment: Backhoe
Logged by: GL
Excavated: July 9, 2019

Depth (feet) | Moisture | Density
--- | --- | ---
5 | 71.4 | 50.4
3 | 45.2 | 72.7
TEST PIT LOG #3

EARTH MATERIALS

Af – Artificial Fill: Silty CLAY, with bedrock fragments up to 6", stiff, slightly moist, black plant material near basal contact.

Qcol – Colluvium: Clayey SILT, with bedrock fragments up to 6", stiff, slightly moist, black, weathered to soil consistency, can excavate with hand tools.

Tmv – Valmonte Diatomite

Diatomaceous MUDSTONE, poorly bedded, hard, locally cemented, slightly moist, white to light tan.

MUDSTONE, with diatomaceous lenses, poorly bedded, soft, slightly moist, tan to gray with rust colored mottling, locally bedded, laminated 1/4" to 2 ¾", can excavate with hand tools.

Bedding: N39°W, 4'
Bedding: N18°W, 2'
Joint: N24°E, 84'
Plant Material
Brick

Equipment: Backhoe
Logged by: GL
Excavated: July 9, 2019

PROJECT: Hogan Residence: 2321 Via Acalones, Palos Verdes Estates, California
PROJECT NO: 19-2624
DATE: September 2019
LOGGED BY: GL
PLATE: B-3

TEST PIT LOG #4

EARTH MATERIALS

Qcol – Soil/Colluvium:
CLAY, with silt, abundant rocks to 10", siliceous siltstone / diatomite

Tmv – Valmonte Diatomite

Sandy SILTSTONE, soft, tan to gray, slightly moist.
Clayey SILTSTONE / Diatomaceous SILTSTONE, white to tan, soft, slightly moist
Silty CLAYSTONE, soft, can be excavated with rock hammer, slightly moist, dark gray with rust motting
SILTSTONE, well bedded, soft, can excavate with rock hammer, gray to off white, slightly moist
Siltstone, hard rings, 6" thick, broken
Siliceous SILTSTONE, hard, white, 6" thick
SILTSTONE, diatomaceous soft, slightly moist, tan to light brown

Bedding: N44°W, 18'
Bedding: N75°E, 4'
Bedding: N70°E, 18'

Silico-clay

Equipment: Backhoe
Logged by: GL
Excavated: July 9, 2019

PROJECT: Hogan Residence: 2321 Via Acalones, Palos Verdes Estates, California
PROJECT NO: 19-2624
DATE: September 2019
LOGGED BY: GL
PLATE: B-4

[Diagram of TEST PIT LOG #3]

[Diagram of TEST PIT LOG #4]
**GRADING INFORMATION**

**PREVIOUS GRADING:** (Any movement of earth on this site prior to this application)

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<th>Fill</th>
<th>Total</th>
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<tbody>
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**PROPOSED GRADING:** (Movement of earth required for this project)

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<th>Fill</th>
<th>Overexcavation</th>
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<td></td>
<td></td>
<td>3,119</td>
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* GRADING APPLICATION AND PLANNING COMMISSION REVIEW IS REQUIRED IF:

1. The building official has required an engineering geology report or soils engineering report.
2. Any project resulting in a cut or fill in *excess* of 10 feet in depth or height.
3. Any project where the quantity of cut and fill *exceeds* 250 cubic yards.
4. Any lot where the quantity of cut and fill *exceeds* 100 cubic yards of grading exterior to the dwelling unit foundation, garage, and driveway.
5. There has been grading or a grading application on the property within twenty-four months preceding the date of the current application which would, when combined with the current application, require grading permit approval.

**THE CITY OF PALOS VERDES ESTATES DOES NOT ACCEPT SHRINKAGE FACTORS OR OTHER METHODS OF GRADING DATA CALCULATION.**
SUPPLEMENTAL INFORMATION TO APPLICATIONS FOR APPROVAL
OF GRADING OR THE REMOVAL OF NATIVE VEGETATION

(Each applicant is required to accurately complete the information requested below prior to the issuance of an application. All information shall be typed or printed.)

SECTION A: GENERAL INFORMATION

Site Address: 2321 Via Acalones Palos Verdes Estates, CA 90274

Legal Description:

Number 20
Street 7330
Lot 1638
Block 7330
Tract

Name of Owner: Steve & Amy Hogan

Name of Applicant: Pritzkat & Johnson Architects, Inc.

Description of Work: New Two Story Single Family Residence

SECTION B: QUANTITIES

Grading Quantities: Cubic Yds. Max. Depth Max. Depth Location

CUT

Under house/ addition

Under other

Structures

List

In yard areas 3069

Overexcavation

Total cut 3069

Previous cut 0

FILL

Under house/ addition

Under other

Structures

List

In yard areas 150

Recompaction

Total fill 150

Previous fill 0

Total grading (sum of total cut and total fill) 3,119 cu.yds.

Import or Export Quantity (this application only) Export 2,919 cu.yds.
SECTION C: DESCRIPTIVE INFORMATION

Describe topography of lot (include maximum difference in elevation):
Topographically, adjacent to Via Acalones was a relatively level area stretching northward to a descending slope approximately 30 feet high that abuts the rear of the properties located along Via Del Monte.

List location of all cut areas:
Because we are digging the home into the slope the cut area is in the first 130' of the property; The pool will also require the cut.

List location of all fill areas:
Fill areas occur at rear quarter of the property.

List location of all cut and/or fill slopes greater than 2:1 and their location: 
N/A

List the location of all walls and fences over 6 1/2 feet above finish grade, including their maximum height and location of maximum height:
Along the South East Property line there is a retaining wall with various heights over 6'-6". Planters are provided to break up the height. The highest location is 13'-6 1/2" tall with a guardrail on top that.

That portion has a length of about 50'. On the West side we have a 6'-0" wall at the trash yard on our side of the property but from natural grade the wall is just under 10'-2". That is the tallest location. The wall slopes down with the grade and decreases in height as it goes towards the back of the property. The rear property line wall is staggered with planters and is about 8'-1" at it's highest point and occurs at the East side of the wall.

List type and location of all major vegetation to be removed:
No major vegetation existing.

SECTION D: SPORTS COURT

If a Sports Court is proposed, please respond to the following:

1. What is the proximity to neighboring living quarters? Provide a map showing a 50 ft. radius around the proposed sports court.

2. Is mature screen planting to be provided?

3. What noise control methods will be provided?

4. Provide heights of all retaining walls.

SECTION E: LOT COVERAGE

SEE LOT COVERAGE TEMPLATE ON PLANS

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<th>Area (sq. ft.)</th>
<th>Coverage (%)</th>
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<tr>
<td>Buildings</td>
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<td>Outside Improvements</td>
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<tr>
<td>Sports Court</td>
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<td>Total Improvements</td>
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SECTION F:

Is a soils and/or geology report going to be provided? ✓yes no

Are Sections through adjacent lots and house provided? ✓yes no

Grading